

CITY OF FORT LAUDERDALE
UNSAFE STRUCTURES BOARD
THURSDAY, AUGUST 15, 2013 AT 3:00 P.M.
1ST FLOOR COMMISSION CHAMBERS
CITY HALL

Cumulative
Attendance
10/13 through
9/14

Board Members

	Attendance	Present	Absent
Michael Weymouth, Chair	P	9	1
Joe Holland, Vice Chair	A	8	2
John Barranco	P	8	2
Joe Crognale	P	8	1
Pat Hale	P	9	1
Thornie Jarrett [3:20]	P	9	1
Don Larson	P	9	1
John Phillips	A	7	3
B. George Walker	A	7	3

City Staff

Lori Grossfeld, Board Secretary
Chris Augustin, Chief Building Official
John Gossman, Code Enforcement Supervisor
Bridget Patterson, Administrative Aide
Gerry Smilen, Building Inspector
Ginger Wald, Assistant City Attorney
Jamie Opperee, ProtoType Inc. Recording Clerk

Communication to the City Commission

None

Witnesses and Respondents

CE07061056: Enrique Senior, contractor

<u>Index</u>		
<u>Case Number</u>	<u>Respondent</u>	
1. CE07061056	EDMUND WATERMAN	<u>2</u>
Address:	627 N FEDERAL HWY	
Disposition:	The Board granted a 35-day extension to 9/19/13. Board approved 5-0 with Mr. Barranco abstaining.	
	Communication to the City Commission	<u>12</u>
	Other Items and Announcements	<u>12</u>
	For the Good of the City	<u>12</u>

The regular meeting of the Unsafe Structures Board convened at 3:12 p.m. in the 1st Floor Commission Chambers, City Hall, 100 North Andrews Avenue, Ft. Lauderdale, Florida.

All individuals giving testimony before the Board were sworn in.

Approval of meeting minutes

Motion made by Mr. Larson, seconded by Ms. Hale, to approve the minutes of the Board's July 2013 meeting. In a voice vote, motion passed 5-0.

Cases

1. Case: CE07061056

INDEX

WATERMAN, EDMUND

627 N FEDERAL HWY

MS. PATTERSON: First case, case number CE07061056,

1 address is 627 North Federal Highway. Owner is Edmund
2 Waterman. Inspector Gerry Smilen.

3 The violation was posted at the property, the
4 notice 6/26/13, advertised in the Daily Business Review on
5 7/26/13 and 8/2/13. Certified mail to the owner, signature
6 illegible on 6/27/13. Certified mail to Edmund Waterman
7 returned. Certified mail to Edmund Waterman signed by Kelly
8 Tanelus, certified mail to Enrique Senior, signature
9 illegible, on 6/27/13.

10 The case was first heard at 6/21/12 USB hearing,
11 the Board ordered a twenty-eight day continuance to the
12 7/19/12 USB hearing. At the 7/19/12 USB hearing, the Board
13 ordered a sixty-three day extension to the 9/10/12 [sic] USB
14 hearing. At the 9/20/12 USB hearing the Board ordered a
15 fifty-six day extension to the 11/15/12 USB hearing. At the
16 11/15/12 USB hearing, the Board ordered a final order to
17 demo.

18 A letter was received 12/27/12 from owner for a
19 motion to reconsider. At the 1/17/13 USB hearing the Board
20 granted the motion for reconsideration, vacated the final
21 order of 11/15/12 and granted a sixty-three day extension to
22 the 3/21/13 USB hearing. At the 3/21/13 USB hearing the
23 Board ordered a fifty-six day extension to the 5/16/13 USB
24 hearing. At the 5/16/13 USB hearing the Board ordered a
25 thirty-five day extension to the 6/20/13 USB hearing. At the

1 6/20/13 USB hearing the Board ordered a fifty-six day
2 extension to the 8/15/13 USB hearing. Violations as noted on
3 the agenda.

4 CHAIR WEYMOUTH: Okay. I guess this is probably
5 more of an update that we're looking to hear -- I'm hoping
6 that maybe we have a conversation about it and by the time it
7 is actually is time to vote we may have a --

8 MS. WALD: Okay, John you want to do your recusal
9 [inaudible]

10 MR. BARRANCO: I will be recusing myself from this.

11 MS. WALD: Okay, due to the fact that we do not
12 have a quorum, you cannot take any formal action on this
13 case. However, if you wish, we do have a representative of
14 the respondent here. He can just talk about it and give you
15 an update.

16 CHAIR WEYMOUTH: Well, and again, if another Board
17 member walks in in the next five minutes when we're hearing
18 the status of the case then we can vote on it.

19 MS. WALD: You could.

20 MR. WEYMOUTH: So Mr. Smilen, would you like to
21 give us an update from the City's perspective? Slowly.

22 INSPECTOR SMILEN: Gerry Smilen, Building Inspector
23 for the City of Fort Lauderdale, reporting on case CE07061056
24 at 627 North Federal Highway. We're making actually very
25 good progress and I do have some pictures that I'd like to

1 show you that I took on twelfth of August.

2 [Inspector Smilen displayed photos of the property]

3 The steel roof joists have been delivered on the
4 job and they're actually in the process of installing them.
5 Actually, most of them have been installed at this point. So
6 we're pretty close to the end of this project here. Things
7 actually have been moving a little faster than I would have
8 thought, which is a good thing and they're right on it. So,
9 that's nothing but good things to report. Mr. Enrique Senior
10 is here. I don't know if it's really necessary to read this
11 letter but, for the sake of it.

12 The letter is addressed to me, it says Dear Mr.
13 Gerry Smilen, following Unsafe Structure Board request,
14 attached please find letter from the engineer Dr. Donald
15 Hodgets, confirming that he has been periodically monitoring
16 the building since initial survey. And I might add that I
17 happened to meet Mr. Hodgets there on the job when I went to
18 take the pictures.

19 As you can see, when they're putting in the joists,
20 they're shoring up everything. And they're welding the
21 joists in place. They put plates in there, bolted plates in
22 there and then they're welding to the plates. And they're
23 going, they're sistering the joists right along the rotted
24 and rusted joists that could be failing or were failing.

25 Anyway, to continue, additional trusses have been

1 ordered in case at time of repair are needed to avoid
2 reordering and additional delays caused by manufacturing and
3 delivery lead times, given a disadvantage due to size and
4 scope of the repair job. You'll also find the hurricane
5 warning action plan that was discussed and has been in place
6 since the bracing was done under permit 12061518.

7 Covering the demo to remove all AC boxes,
8 electrical and all material that could become flying debris
9 as well as demolition of larger roof structures which we had
10 discussed earlier, the pergola, canopy, thought to be unsafe
11 and a liability.

12 Protection and concealment of building structure
13 perimeter from trespassing and limit access repairs deemed
14 necessary to eliminate any loose elements in building
15 components, cover all roof openings left by the demolition
16 and stop identify leaks that could contribute to the further
17 deterioration of the roof and joist structure, to prep the
18 site for identified joist repairs at hand, last but not least
19 it is important to mention the structure has been brought to
20 a higher than acceptable aesthetic condition to contribute to
21 maintain environmental views of the neighborhood.

22 Basically, the Board was given copies of the report
23 from the engineer, Donald Hodgets. And if you look at the
24 pictures you can also see that the joists we're putting in
25 there are substantially beefed up and stronger than what was

1 there originally. So whatever they're doing in there
2 definitely I can confirm that it does exceed the original
3 building construction and of course standards today are of a
4 higher degree than they were back then when the building was
5 built.

6 And that is what I have to report and at this point
7 the City would support another extension of time if the Board
8 would go along with that.

9 MR. LARSON: Mr. Chairman?

10 CHAIR WEYMOUTH: Once these bar joists are
11 installed and inspected and pass inspection, does that close
12 this case? Is this the last item on the laundry list of
13 items?

14 INSPECTOR SMILEN: Yes it does. Yes. After these
15 joists are installed and the inspection is passed and we have
16 an engineer's letter basically confirming the work and what
17 it has done, the building is not an unsafe structure anymore.

18 CHAIR WEYMOUTH: How far away do you think you are
19 from inspecting this work?

20 INSPECTOR SMILEN: Well, I'm not a construction
21 manager, I'm just a building inspector but I would say in my
22 estimate, by next month it should be done and I think
23 somebody who would be in better situation and position to
24 give you that information would be Mr. Enrique Senior, who's
25 here.

1 CHAIR WEYMOUTH: Are there any other questions for
2 the inspector before we --

3 MR. LARSON: Mr. Chairman?

4 MS. HALE: Yes.

5 MR. LARSON: I'd like to thank the owners and the
6 Building Department and the engineer and stuff for working
7 together but especially the supplier to get this in. I don't
8 know who you built the fire under out there but I used to
9 work at a supply house that made these things so I know the
10 time frame and the scheduling and it's really a benefit to
11 you and I applaud you for that, getting it done so quickly.

12 MR. CROGNALE: Michael?

13 CHAIR WEYMOUTH: Yes sir, Joe.

14 MR. CROGNALE: One comment for Mr. Smilen.

15 MS. WALD: Mike, you want to acknowledge that Mr.
16 Jarrett has [inaudible]

17 CHAIR WEYMOUTH: Yes. If record would acknowledge
18 that Mr. Jarrett has joined the dais. Joe?

19 MR. CROGNALE: Yes, I'd like to make a comment to
20 Mr. Smilen. I see why the smile is on his face. After
21 reading the letter from the owner's representative who blew
22 substantial sunshine in your direction and it looks like you
23 did a great job Gerry.

24 CHAIR WEYMOUTH: Quick question for you. If you
25 step up please, announce your name.

1 MR. SENIOR: Enrique Senior, owner representative.

2 CHAIR WEYMOUTH: Good afternoon Mr. Senior.

3 MR. SENIOR: Afternoon.

4 MR. WEYMOUTH: When do you think you'll be done
5 with the erection and inspection of the bar joists?

6 MR. SENIOR: Well, we finished yesterday the
7 complete installation and I did an inspection and we went
8 ahead and the joists that I had ordered additionally, I went
9 and identified other the areas that could have been starting
10 to deteriorate and I [inaudible] them in that area and I
11 [inaudible] mounted to. So I did some on-site condition and
12 I found a few other little repairs and I went ahead and took
13 care of them.

14 I'm here by chance because I'm supposed to be in
15 California, and I'll be taking off in an hour and a half.
16 But I think next week when I come in I'm going to do a final
17 inspection, make sure all the nails, everything that
18 [inaudible] goes so the Building Department only has to go
19 see me once. And from there basically just coming to see you
20 to close the case.

21 CHAIR WEYMOUTH: Okay, any questions of the
22 respondent? Somebody like to make a motion?

23 MS. WALD: Let the record reflect that we do have a
24 quorum.

25 CHAIR WEYMOUTH: Am I to announce that?

1 MS. WALD: I'd just say --

2 CHAIR WEYMOUTH: Okay. You're looking at me like,
3 repeat after me. Do we need to, in this forum start
4 acknowledging or allowing other people to weigh in -- never
5 mind, never mind -- I'm going down a different road.

6 MS. WALD: I'll, ask me that when this is over. I
7 know what you're asking.

8 MR. SENIOR: He's not here.

9 CHAIR WEYMOUTH: No, I noticed that. All right.

10 MS. WALD: We have a quorum, we can --

11 CHAIR WEYMOUTH: We do have a quorum so if somebody
12 would like to make a motion.

13 MR. SENIOR: So, just so Board knows, we have
14 invited him a few times to the building, because he goes to
15 another meeting with Mr. Waterman for the City, well for the
16 area.

17 CHAIR WEYMOUTH: Okay.

18 MR. LARSON: I can make a motion that we accept the
19 record as presented by Mr. Smilen and the defendant and that
20 we -- this is the end of it for us, isn't it?

21 CHAIR WEYMOUTH: No, we -- [inaudible] so it was --

22 MR. LARSON: Once they inspect it, it's the end of
23 it.

24 CHAIR WEYMOUTH: Huh?

25 MR. LARSON: Once they inspect it, it shouldn't

1 come back here.

2 CHAIR WEYMOUTH: It shouldn't come back here but I
3 think, I believe we have to grant an extension. And if, in
4 fact, they comply, then it'll get pulled.

5 MS. WALD: Correct. Based upon the fact that the
6 violations consist of finishing out and making sure that it's
7 inspected, you are correct that your choices are to go ahead
8 and provide an additional extension as you have been in this
9 case. They've been making the progress and it has been
10 stated by the respondent [inaudible] they do not have to come
11 back here because if it passes inspection, the case will be
12 closed. So that is an option you have.

13 MR. LARSON: Well, I can make the motion that we
14 give an extension of, I move that we find that the violations
15 exist as alleged and that we grant the respondent thirty-five
16 days to bring the property into compliance.

17 MS. HALE: By 9/19.

18 MR. LARSON: By 9/19/2013.

19 MS. HALE: I'll second that.

20 CHAIR WEYMOUTH: We have a motion and a second, any
21 further discussion before we vote? All in favor say aye.

22 BOARD MEMBERS: Aye.

23 CHAIR WEYMOUTH: Any opposed? Hearing none, motion
24 carries. No offense, but we hope never to see you again.
25 Thank you for your patience. This is a very touchy time of

1 year and everybody's very sensitive to hurricanes and also
2 thank you for your --

3 MR. SENIOR: [inaudible] Mr. Smilen because
4 [inaudible] really deserves the credit because other people
5 that I have worked with have been more difficult to try to
6 get things done. {inaudible}

7 CHAIR WEYMOUTH: He's getting soft in his old age.
8 He's getting soft in his old age.

9 MR. SENIOR: No, no, no, let me tell you he makes
10 us [inaudible]

11 CHAIR WEYMOUTH: Thank you for working within the
12 process. Is there anything else that anybody wishes to
13 address? Otherwise we'll adjourn this hearing. None? This
14 meeting's adjourned. Thank you.

15 INDEX

16 **COMMUNICATION TO THE CITY COMMISSION**

17 None.

18 INDEX

19 **Other Items and Announcements**

20 None.

21 INDEX

22 **FOR THE GOOD OF THE CITY**


23 No discussion.

24
25 [Meeting concluded at 3:26 pm.]

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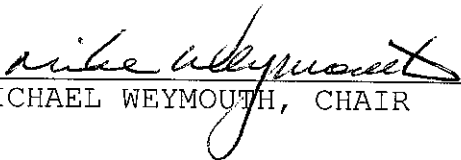
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BOARD CLERK

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MICHAEL WEYMOUTH, CHAIR

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[Minutes prepared by: J. Opperlee, Prototype, Inc.]

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CERTIFICATION

I hereby certify that I have recorded and transcribed the City of Fort Lauderdale Unsafe Structures Board meeting held August 15, 2013, at 3:00 p.m., City Hall, 100 North Andrews Avenue, 1st Floor Commission Chambers, Fort Lauderdale, Florida.

Dated at Ft. Lauderdale, Broward County, Florida, this 19th day of September, 2013.

PROTOTYPE, INC.



JAMIE OPPERLEE
Recording Clerk

SWORN TO and SUBSCRIBED before me by JAMIE OPPERLEE who is personally known to me and who signed the foregoing for the purposes therein expressed.

DATED this 19th day of September, 2013.



D.J. GROSSFELD
MY COMMISSION # EE 065058
EXPIRES: April 26, 2015
Bonded Thru Budget Notary Services


NOTARY PUBLIC
State of Florida